

028.A

Map

0003

Block

0022.C

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 404,600 /

USE VALUE: 404,600 /

ASSESSed: 404,600 /

Total Card /

Total Parcel

404,600

404,600

404,600

PROPERTY LOCATION

|     |        |                       |
|-----|--------|-----------------------|
| No  | Alt No | Direction/Street/City |
| 215 |        | MASS AVE, ARLINGTON   |

OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Owner 1:  | CORBETT CHRISTOPHER M |
| Owner 2:  | HUANG WAN-YI          |
| Owner 3:  |                       |
| Street 1: | 179 SCITUATE ST       |
| Street 2: |                       |
| Twn/City: | ARLINGTON             |
| St/Prov:  | MA                    |
| Postal:   | 02476                 |

PREVIOUS OWNER

|           |                          |
|-----------|--------------------------|
| Owner 1:  | 215 MASS AVE CONDO LLC - |
| Owner 2:  | -                        |
| Street 1: | 30 SLADE STREET          |
| Twn/City: | BELMONT                  |
| St/Prov:  | MA                       |
| Postal:   | 02478                    |

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1966, having primarily Brick Exterior and 705 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

|      |            |        |          |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

PROPERTY FACTORS

|            |      |             |     |         |      |             |
|------------|------|-------------|-----|---------|------|-------------|
| Item       | Code | Description | %   | Item    | Code | Description |
| Z          | R6   | APTS LOW    | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

LAND SECTION (First 7 lines only)

|          |             |          |             |                    |           |           |           |            |            |      |       |            |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 102      | Condo       |          | 0           |                    | Sq. Ft.   | Site      |           | 0          | 0.         | 0.00 | 7318  |            |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

IN PROCESS APPRAISAL SUMMARY

|              |                 |                                |            |            |             |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code     | Land Size       | Building Value                 | Yard Items | Land Value | Total Value |
| 102          | 0.000           | 404,600                        |            |            | 404,600     |
|              |                 |                                |            |            |             |
|              |                 |                                |            |            |             |
|              |                 |                                |            |            |             |
| Total Card   | 0.000           | 404,600                        |            |            | 404,600     |
| Total Parcel | 0.000           | 404,600                        |            |            | 404,600     |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: | 573.90     | /Parcel:   | 573.9       |

PREVIOUS ASSESSMENT

|        |     |     |            |           |           |            |             |               |               |            |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
| 2020   | 102 | FV  | 393,300    | 0         | .         |            | 393,300     | 393,300       | Year End Roll | 12/18/2019 |
| 2019   | 102 | FV  | 337,800    | 0         | .         |            | 337,800     | 337,800       | Year End Roll | 1/3/2019   |
| 2018   | 102 | FV  | 301,000    | 0         | .         |            | 301,000     | 301,000       | Year End Roll | 12/20/2017 |
| 2017   | 102 | FV  | 280,400    | 0         | .         |            | 280,400     | 280,400       | Year End Roll | 1/3/2017   |
| 2016   | 102 | FV  | 261,800    | 0         | .         |            | 261,800     | 261,800       | Year End      | 1/4/2016   |

SALES INFORMATION

|                 |           |      |           |             |            |    |     |       |       |
|-----------------|-----------|------|-----------|-------------|------------|----|-----|-------|-------|
| Grantor         | Legal Ref | Type | Date      | Sale Code   | Sale Price | V  | Tst | Verif | Notes |
| 215 MASS AVE CO | 65303-153 |      | 5/1/2015  |             | 305,000    | No | No  |       |       |
| HARMAN ALICE M, | 63536-34  |      | 4/28/2014 | Convenience |            | No | No  |       |       |

BUILDING PERMITS

|      |        |         |        |     |            |          |            |         |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |

ACTIVITY INFORMATION

|            |             |     |        |
|------------|-------------|-----|--------|
| Date       | Result      | By  | Name   |
| 10/16/2018 | Mail Update | MM  | Mary M |
| 11/30/2017 | Measured    | DGM | D Mann |
| 1/22/2015  | NEW CONDO   | PC  | PHIL C |

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

